

# PLATINUM ESSENTIALS

<b>FACADE</b>	Premium Designer Facade included
<b>EAVES</b>	450mm eaves to whole house (Design Specific)
<b>KITCHEN</b>	Polyurethane 2PAC profile finish doors, drawers and panels 16mm solid rear panel to carcass in melamine 20mm Stone Kitchen bench top Microwave space with GPO Dishwasher space with GPO and tap under sink Full double bowl under mount stainless steel sink Phoenix chrome gooseneck kitchen sink mixer Soft close kitchen drawers and doors Overhead cupboards Slide out waste bin Fridge space water point Finished bulkheads over all overhead cupboards and fridge space
<b>APPLIANCES</b>	Westinghouse 900mm Freestanding oven Westinghouse 900mm Canopy range hood
<b>LAUNDRY</b>	Polyurethane 2PAC profile finish soft close cabinets 20mm Stone to laundry bench top Tiled splash back Stainless steel under mount sink Phoenix chrome sink mixer tap
<b>VANITY</b>	Polytec melamine wall hung soft close cabinets in Smooth / Woodmatt Finish 20mm Stone vanity top with inset or above counter basin
<b>MIRRORS</b>	Frameless pencil edge mirrors above vanities
<b>SHOWERS</b>	Fully frameless 'Hilton' shower screens to all showers Niche / Shampoo Wall to each shower
<b>BATH TUB</b>	White acrylic drop in bath tub
<b>TOILET SUITES</b>	Chios II close coupled ceramic toilet suite
<b>TAPWARE</b>	Phoenix chrome tap ware (Builders Range)
<b>ACCESSORIES</b>	Phoenix chrome single towel rail, hand towel & toilet roll holder
<b>EXHAUST FANS</b>	Heat/Lamp/Fan to all bathrooms with showers, exhaust fans to laundry
<b>DOOR FURNITURE</b>	Gainsborough chrome lever sets to all internal doors Trilock chrome lockset to front entrance door TradePro chrome lockset to external hinged door (laundry and garage doors) Deadlock to external laundry hinged door(where applicable)
<b>PAINT</b>	Internal: Wattyl I.D Advanced system  External: All-weather Solagard gloss to feature timber work Solagard surfmist to eaves and quad All-weather Solagard to PVC down pipes
<b>WATERPROOFING</b>	Wet areas waterproofed to Australian Standards
<b>CLEANING</b>	House cleaned, site cleaned. High pressure brick clean on completion
<b>TILES</b>	Gloss Tiles to kitchen splash backs from top of bench top to underside of overhead cupboards 450mm Wet Area Tiles to bathroom, ensuite, powder and laundry floors 450mm wall tiles floor to ceiling for main bathroom and master ensuite 450mm Skirting tile to all bathrooms, ensuite, powder, laundry 450mm Wall tiles around bathtub up to 1m off floor level (where applicable) 450mm Wall tiles to shower to top of screen (where applicable)
<b>HOT WATER</b>	Premium instantaneous hot water system or a default no cost upgrade to the minimum compliance required hot water system
<b>PLUMBING</b>	One garden tap to front and rear walls externally including the recycled water tap - 2x taps total Recycled water tap on closest external wall to water tank, where tank applicable, front tap to be recycled water where street-connected recycling is used Water tank at no extra cost where required for compliance; specific to location of home (90mm round PVC down pipes when tank used) 90 x 50mm down pipes or 90mm PVC
<b>HEATING &amp; COOLING</b>	13KW Refrigerated ducted air conditioning single phase 13KW system with 2 zones One operable zone at any one time at full capacity. 100m2 living area per zone
<b>ENERGY EFFICIENCY</b>	7-star energy compliance guaranteed (design or window modifications could incur additional costs)

**ELECTRICAL**

2 x RCD safety switches to meter box  
2 x Hardwired smoke detectors  
Communications conduit from front boundary to underside of meter box  
1 x Clipsal Iconic DGPO to bedrooms, living areas, garage, kitchen (excludes Water Closet & Powder Room), Laundry (washing machine location)  
Single Clipsal Iconic GPO to garage ceiling for remote garage door  
1x LED 9-watt downlight to front porch  
4x LED 9-watt downlights to kitchen, living, family, dining & rumpus (If in design), 4 per room  
2x LED 9-watt downlights in garage & alfresco (If in design)  
1x LED 9-watt downlight to each bedroom, study, bathroom, ensuite, powder, entry hall, laundry  
2x LED 9-watt downlights to master bedroom  
1x LED 9-watt downlight to outside laundry door and rear door area  
1 x TV point + Clipsal Iconic DGPO to family room and master bedroom  
1x Standard TV Antenna  
1 x Phone point to family room  
1 x CAT6 data point to family room and master bedroom connected back to modem location  
1x Clipsal Iconic DGPO at NBN garage and Modem location, CAT6 data point to connect from NBN location to nominated modem location by owner (default modem location is next to NBN in garage)  
1x Electric vehicle charging provision to internal garage wall  
1x Ceiling fan to main living area (Family/Dining Room)

**FLOORING**

450mm Lifestyle Series tiles to porch, alfresco  
600mm Lifestyle Series tiles to front door threshold, entry hall, family, dining and kitchen  
Silver Series carpet to remainder of house including bedrooms and stairs (where applicable)

**SOLAR**

8.4KW Solar panel package with inverter and corresponding solar panels

**NBN READY**

1 x NBN conduit from under meter box area to inside garage wall

**GARAGE DOOR**

Panel lift-safe garage door  
Remote controlled garage door opener with 2 remote fobs

**SECURITY**

Video Intercom system with touch button screen and doorbell camera  
Touchpad alarm system with 3 sensors, internal siren, external strobe and external siren

**INSULATION**

R2.7 Glass wool batts to external perimeter walls  
R6.0 Glass wool batts to roof space of house  
R2.0 Glass wool batts to internal garage walls  
External wall wrap  
Roof sarking

**SKIRTING/  
ARCHITRAVES**

66 x 18mm square edge architraves  
JUMBO 92 x 18mm square edge skirting boards

**ROBES**

Mirror sliding doors to all robes  
One 16mm melamine shelf with hanging rail

**FRONT DOOR**

Solid core 820-1200mm x 2040mm Hume Vacluse Series door

**INTERNAL DOORS**

2040mm Hume Redicoat flush panel doors

**SLIDING DOORS**

Clear glazing with powder-coated aluminium frames and keyed locks

**WINDOWS**

Clear glazing with powder-coated aluminium frames and keyed locks and insect screens privacy glass to bathrooms

**CONCRETE SLAB**

Building on land with up-to 800mm of fall from boundary to boundary in any direction  
Maximum cut & fill within 800mm  
Excavation & soil removal up-to 800mm  
H1 Class Concrete Slab  
Certified by structural engineer

**PIERING**

Up to 50Lm concrete piercing included

**STRUCTURAL  
FRAMES**

90 x 35mm MGP10 studs throughout internal and external walls

**CEILINGS**

Ground floor nominal height 2700mm  
90mm cove cornice

**BRICKS**

PGH Bricks from Townhouse, Desert or Foundation ranges

**ROOF**

Bristle Designer / Classic concrete tiles  
Colorbond fascia and gutter

**BUSH FIRE RATING**

Up to BAL 12.5 (If Required)

**TERMITE  
PROTECTION**

Reticulated perimeter pipe control system  
Rechargeable for long term protection